

TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING ARTICLE II, TITLED "DEFINITIONS," TO ADD DEFINITIONS FOR "FOOD TRUCK" AND "FOOD TRUCK PARK"; BY CREATING A NEW SECTION 3.38, TITLED "FOOD TRUCK PARKS," TO ESTABLISH REGULATIONS FOR PERMANENT FOOD TRUCK PARKS; BY AMENDING SECTION 7.03, TITLED "B-2, GENERAL BUSINESS DISTRICTS," SECTION 7.04, TITLED "UB-2, UNIFIED GENERAL BUSINESS DISTRICTS," AND SECTION B-3, TITLED "ROADSIDE BUSINESS DISTRICTS," TO ADD FOOD TRUCK PARKS AS AN ALLOWED PRINCIPAL USE; AND BY AMENDING SECTION 7.02, TITLED "B-1, NEIGHBORHOOD BUSINESS DISTRICTS," AND SECTION 8.01, TITLED "IND-1, INDUSTRIAL DISTRICTS," TO ADD FOOD TRUCK PARKS AS AN ALLOWED USE WITH SPECIAL EXCEPTION GRANTED BY THE BOARD OF ZONING APPEALS.

WHEREAS, upon request of a local business owner, staff reviewed the possibility of a permanent food truck park; and

WHEREAS, after evaluation of the Zoning Ordinance, it was determined such use is not addressed within the code; and

WHEREAS, staff developed proposed modifications to the Zoning Ordinance to allow permanent food truck parks within certain zone districts and meeting certain criteria; and

WHEREAS, on April 20, 2023, the Oak Ridge Municipal Planning Commission unanimously approved the modification to the Zoning Ordinance and approved the same for City Council's consideration and adoption; and

WHEREAS, a public hearing thereon has been held as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

Section 1. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article II, titled "Definitions," is hereby amended by adding the following new definitions in alphabetical order:

FOOD TRUCK: A mobile vehicle or trailer used to transport and/or prepare food for sale to the public.

FOOD TRUCK PARK: The use of land designed to accommodate two (2) or more food trucks/mobile food vendors offering food and/or beverages for sale to the public as a primary use of the property.

Section 2. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article III, titled "General Provisions," is hereby amended by creating a new Section 3.38, titled "Food Truck Parks," which new section shall read as follows:

Section 3.38 Food Truck Parks

- (a) Food truck parks may be stand-alone uses or be located on a property with another principal use. These properties must be designed to be able to accommodate all required development standards for all principal uses.
- (b) There must be a designated manager of the park that is responsible for the organization of food truck vendors, cleanliness of the site, and compliance with all rules and regulations during business hours. This information must be clearly posted on-site.
- (c) A portion of the food truck park site must be shared common area designed for customer use. This includes elements such as seating areas, restroom facilities, and landscaping.
- (d) Waste receptacles and/or recycling bins must be provided on site during business hours.
- (e) No temporary use permits for individual food truck vendors are required within food truck parks, but each food truck must still meet the requirements of the Fire Prevention Office.
- (f) Permanent restroom facilities must be provided and available for both customers and vendors/employees. Temporary restroom facilities such as porta-potties do not meet this requirement.
- (g) The minimum parking requirement for a food truck park is two (2) spaces per food truck vendor parking space.
- (h) The establishment of a new food truck park shall require site plan approval as outlined in Section 16.21 of the Zoning Ordinance.

Section 3. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.03, titled "B-2, General Business Districts," Subsection (a), titled "Permitted Principal Uses," is hereby amended by creating a new subpart allowing the use of food truck parks, which new subpart shall read as follows:

Section 7.03 B-2, General Business Districts

(a) Permitted Principal Uses:

25. Food Truck Parks

Section 4. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.04, titled "UB-2, Unified General Business Districts," Subsection (a), titled "Permitted Principal Uses," is hereby amended by creating a new subpart allowing the use of food truck parks, which new subpart shall read as follows:

Section 7.04 UB-2, Unified General Business Districts

(a) Permitted Principal Uses:

22. Food Truck Parks

Section 5. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.05, titled "B-3, Roadside Business Districts," Subsection (a), titled "Permitted Principal Uses," is hereby amended by creating a new subpart allowing the use of food truck parks, which new subpart shall read as follows:

Section 7.05 B-3, Roadside Business Districts

(a) Permitted Principal Uses:

9. Food Truck Parks

Section 6. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.02, titled "B-1, Neighborhood Business Districts," Subsection (c), titled "Special Exception Requiring Board of Zoning Appeals Approval," is hereby amended by creating a new subpart allowing the use of food truck parks with Board of Zoning Appeals approval, which new subpart shall read as follows:

Section 7.02 B-1, Neighborhood Business Districts

(c) Special Exception Requiring Board of Zoning Appeals Approval:

4. Food Truck Parks. The Board of Zoning Appeals shall consider whether the site can meet the requirements of Section 3.38 and evaluate any potential noise, light, or other nuisances anticipated either to surrounding property owners or to the Food Truck Park that make the proposed site incompatible with this use.

Section 7. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VIII, titled "Industrial Districts," Section 8.01, titled "IND-1, Industrial Districts," Subsection (d), titled "Special Exception Requiring Board of Zoning Appeals Approval," is hereby amended by creating a new subpart allowing the use of food truck parks with Board of Zoning Appeals approval, which new subpart shall read as follows:

Section 8.01 IND-1, Industrial Districts

(d) Special Exception Requiring Board of Zoning Appeals Approval:

4. Food Truck Parks. The Board of Zoning Appeals shall consider whether the site can meet the requirements of Section 3.38 and evaluate any potential noise, light, or other nuisances anticipated either to surrounding property owners or to the Food Truck Park that make the proposed site incompatible with this use.

Section 8. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

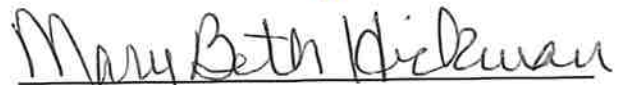
APPROVED AS TO FORM AND LEGALITY:



Tammy M.D. Rackard, City Attorney



Warren L. Gooch, Mayor



Mary Beth Hickman, City Clerk

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